


NEPA/Floodplain Determination Form

(Name) **Gary L. Porter**
(Title) *Historic Preservation Specialist*

To Be Completed by the Realty Specialist

Project Name:		Hotel Monaco Restaurant Expansion			
Project Address:		701 E Street, NW			
City:	Washington	State:	DC	Zip Code:	20004
Agency: GSA		Lease/Project Number:			
Size of Lease/Project (square footage):		3000 sqft	Number of Personnel:		No additional Personnel
Provided Parking:		No parking provided			
Requirement Action Type: <input type="checkbox"/> New <input type="checkbox"/> Continuing Need <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Extension <input type="checkbox"/> Other:					
Facility: <input checked="" type="checkbox"/> Existing Building <input type="checkbox"/> Speculative Building <input type="checkbox"/> Build to Suit					
Type of Building (office, lab, warehouse, etc.):				Hotel	
Use of existing Building:				Restaurant	
Any Change of Use if Existing:				No Change	
Delineated Area Description:				Bordered E st, 7 th street, F st and 8 th street	
Estimated Award Date:				Private Funding – April 2016	
	<u>Yes</u>	<u>No</u>	<u>Item</u>		
1.	x	<input type="checkbox"/>	Floodplain Map Attached (See Floodplain Mapping)		
2.	x	<input type="checkbox"/>	Located within a Historic Building / District (If yes, proceed to #3. If no, proceed to #4.)		
3.	x	<input type="checkbox"/>	Regional Historic Preservation Officer (RHPO) Notified N/A		
4.	<input type="checkbox"/>	x	Result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials, or in the exposure of people to such materials?		
Signature: <u></u> Date: <u>1-28-2016</u>					
Realty Specialist					

Please complete all fields prior to submitting to the NEPA Office.

NEPA/Floodplain Determination Form

To Be Completed by the NEPA Office

Environmental Determination		Comment/Citation
<input checked="" type="checkbox"/>	Automatic CATEX	It has been determined the project will have no adverse effect on the NHL property
<input type="checkbox"/>	Checklist CATEX	
<input type="checkbox"/>	Environmental Assessment	
<input type="checkbox"/>	Environmental Impact Statement	

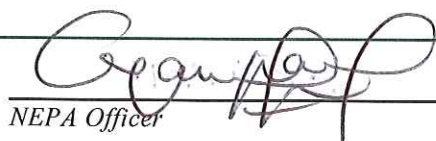
Floodplain Determination

<input checked="" type="checkbox"/>	Outside 100-Year and 500-Year Floodplain (<i>No Further Action</i>)
<input type="checkbox"/>	500-Year Floodplain (<i>Critical Action Determination Letter Required</i>) Yes No <input type="checkbox"/> <input type="checkbox"/> Critical Action <input type="checkbox"/> <input type="checkbox"/> 8-Step Process Required [If 'Critical Action,' then 8-Step Process Required; if 'not a Critical Action,' then no further action required]
<input type="checkbox"/>	100-Year Floodplain (<i>8-Step Process Required</i>)

Comments/Notes

The project calls for the extension of the dining room of the hotel's restaurant within the interior courtyard of the Hotel Monaco. The extension will add approximately 2000 sq ft of usable space and will not require ground disturbance

Signature:


NEPA Officer

Date:

1-28-16

Section I – Project Information

From Gary L. Porter	Lease No. N/A
Title Historic Preservation Specialist	Project No. N/A
Date January 28, 2016	Agency GSA

Section II – Site Information

Building Name Hotel Monaco/General Post Office	Size (SF) indicate GSF or RSF 3000 sf restaurant dining	Floodplain None
Building # DC0036zz	Built Date 2000	Critical Action Letter * N/A
Street Address 701 E Street, NW	# Personnel No additional personnel	Critical Action * N/A
City Washington	# Parking Spaces No parking	Floodplain Justification N/A
State DC	Zip Code 20004	Type of Space (office, lab, etc.) Restaurant dining
		RHPO Notification Yes

* Critical Action Letter required within the 500-yr floodplain. "Critical Action" is any activity for which even a slight chance of flooding would be too great a risk.

Section III – Action Description

(e.g., new lease for 5 years with an option for a 5-year succeeding lease, and relate to the category selected below)
The Hotel operates under a 60 year lease with GSA in accordance with Section 111 of the National Historic Preservation Act. The Hotel is proposing to extend the non-historic portion of the restaurant dining room. The dining room was originally constructed in 2000 and is located in the buildings interior courtyard.

☒ Supplemental Documentation Attached?
(e.g., site map, floodplain map, additional project details)

Description:
Fema Floodplain Map

Section IV – Types of Action

Based on the definitions provided in Section VI, this action qualifies for an automatic categorical exclusion (CATEX) as selected below. As such, it is excluded from the requirements to prepare an EA or an EIS, pursuant to paragraph 5.3 of the PBS NEPA Desk Guide (October 1999).

Please select the categories that best apply to the action described in Section III.

- | | | | | | |
|---------------------------------------|----------------------------|---------------------------------------|----------------------------|----------------------------|----------------------------|
| <input checked="" type="checkbox"/> a | <input type="checkbox"/> e | <input type="checkbox"/> i | <input type="checkbox"/> m | <input type="checkbox"/> q | <input type="checkbox"/> u |
| <input type="checkbox"/> b | <input type="checkbox"/> f | <input checked="" type="checkbox"/> j | <input type="checkbox"/> n | <input type="checkbox"/> r | <input type="checkbox"/> v |
| <input type="checkbox"/> c | <input type="checkbox"/> g | <input type="checkbox"/> k | <input type="checkbox"/> o | <input type="checkbox"/> s | |
| <input type="checkbox"/> d | <input type="checkbox"/> h | <input checked="" type="checkbox"/> l | <input type="checkbox"/> p | <input type="checkbox"/> t | |

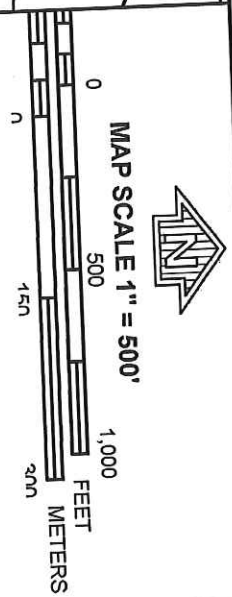
Section V – Approval

Project Representative (Print Name) GARY PORTER		Environmental Protection (Print Name) PAUL GYAMAK	
Signature Gary Porter	Date 1-28-2016	Signature Paul Gyamak	Date 1-28-16

Section VI – Category Descriptions

Pursuant to paragraph 5.3 of the PBS NEPA Desk Guide (October 1999) the following are automatic CATEXs and require no checklist:

- (a) Outleases, licenses, and other arrangements for non-federal use of space in existing Federal office buildings, where such use is consistent with local planning and zoning, where Section 106 of the NHPA is complied with where applicable; and there is no evidence of community controversy or unresolved environmental issues.
- (b) Acquisition of space within an existing structure, either by purchase or lease, where no change in the general type of use and only minimal change from previous occupancy level is proposed (previous occupant need not have been a Federal tenant).
- (c) Relocation of employees into existing Federally controlled space that does not involve a substantial change in the number of employees or motor vehicles.
- (d) Reductions in force or other personnel, administrative, or ministerial actions, including bargaining with employee unions and managing routine activities normally conducted to protect or maintain GSA-controlled properties (e.g., security and custodial services).
- (e) Lease extensions, renewals, or succeeding leases.
- (f) Outlease or license of government-controlled space, or sublease of government-leased space to a non-Federal tenant when the use will remain substantially the same.
- (g) Acquisition of land or easements that result in no immediate change in use and where subsequent compliance with NEPA and other applicable laws and regulations will take place as needed.
- (h) Site characterization studies and environmental monitoring, including siting, construction, operation, and dismantling or closing of characterization and monitoring devices. Such activities include, but are not limited to the following:
 - Site characterization and environmental monitoring activities under the Resource Conservation and Recovery Act (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
 - Geological, geophysical, geochemical, and engineering surveys and mapping, including the establishment of survey marks
 - Installation and operation of field instruments, such as stream-gauging stations or flow-measuring devices, telemetry systems, geochemical monitoring tools, and geophysical exploration tools
 - Drilling of wells for sampling or monitoring of groundwater, well logging, and installation of water-level recording devices in wells
 - Aquifer response testing
 - Installation and operation of ambient air monitoring equipment
 - Sampling and characterization of water, soil rock, or contaminants
 - Sampling and characterization of water effluents, air emissions, or solid waste streams;
 - Sampling of flora or fauna
 - Historic property identification and evaluation studies in compliance with the National Historic Preservation Act (NHPA)
- (i) Administrative actions such as procurement of consultant services for appraisal or environmental analysis.
- (j) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places, when there is no evidence of community controversy or other environmental issues. The process required by Section 106 of the NHPA must be followed; see ADM 1020.2.
- (k) Other repair and alteration projects where:
 - No toxic or hazardous substances are involved with the project or exist in or on the property where the project takes place;
 - No properties listed on or eligible for the National Register of Historic Places are involved;
 - The building footprint or envelope will not be increased;
 - There is no evidence of community controversy; and
 - There is no evidence of other unresolved environmental issues.
- (l) Repairs and alterations or modernization conducted in accordance with applicable plans, such as Facility Master Plans, where such plans have been reviewed under NEPA and there is no evidence of community controversy or unresolved environmental issues. The process required by Section 106 of the NHPA must be followed; see ADM 1020.2.
- (m) Repair to or replacement in kind of equipment or components in GSA-controlled facilities without change in location, e.g. HVAC, electrical distribution systems, windows, doors or roof where there is no evidence of unresolved environmental issues.
- (n) Facility maintenance, custodial, and groundskeeping activities not involving environmentally sensitive areas (such as eroded areas, wetlands, cultural sites, etc.), including window washing, lawn mowing, trash collecting, and snow removal.
- (o) Procurement contracts for professional services and supplies not addressed elsewhere here.
- (p) Preparation of implementation guidance.
- (q) Studies that involve no commitment of resources other than manpower and funding.
- (r) Assisting Federal agencies in public utilities management (excluding communications), negotiating for public utility services on behalf of Federal agencies, and providing expert testimony before public utility regulatory bodies.
- (s) Federal real property utilization surveys in accordance with Executive Order 12348.
- (t) Real property inspections for compliance with deed restrictions.
- (u) Administrative action by GSA to remove clouds on titles.
- (v) Disposal of real property required by public law wherein Congress has specifically exempted the action from the requirements of NEPA.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
DISTRICT OF COLUMBIA,
WASHINGTON, D.C.

PANEL 19 OF 100
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SURFEX
DISTRICT OF COLUMBIA 110001 0019 C

Notice to Users: The Map Number shown below should be used in all correspondence with the insurance company. The map order, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
1100010019C

MAP REVISED
SEPTEMBER 27, 2010

Federal Emergency Management Agency

NFIP

PANEL 0019C

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

